

Lewis County Planning Commission **Public Hearing**

Lewis County Courthouse
Commissioners' Hearing Room – 2nd Floor
351 NW North St – Chehalis, WA

June 25, 2012 - Meeting Notes

Planning Commissioners Present: Mike Mahoney, Bob Guenther, Arny Davis, Clint Brown

Planning Commissioners Excused: Russ Prior, Richard Tausch

Planning Commissioners Absent: Jim Lowery

Staff Present: Stan May, Glenn Carter, Pat Anderson

Others Present: Please see sign in sheet

Handouts/Materials Used:

- Agenda
- Meeting Notes from June 11, 2013
- Staff Report: Title 16: Subdivisions
- Title 16: Subdivisions amendments
- Staff Report: LCC 15.35 Flood Damage Prevention
- LCC 15:35
- Letter of Transmittal: LCC 15.35

1. Call to Order

Chairman Davis called the meeting to order at 6:33 p.m. The Commissioners introduced themselves.

2. Approval of Agenda

There were no changes to the agenda and it was approved as presented.

3. Approval of Meeting Notes

There were no changes to the meeting notes of June 11, 2013; they were approved as presented.

4. Public Hearing

A. Title 16, Subdivisions

Mr. May stated the Subdivision exemptions is the subject of the public hearing. The key proposed changes are an increase in the exemption size for Forest Resource Land (FRL) of Long Term Commercial Significance to greater than 80 acres, and the addition of an exemption for conservation lots.

The FRL exemption is to avoid creating non-conforming lots. Exemptions to the Lewis County subdivision code based on lot size would be increased to 80 acres for land within FRL only. This increase reflects the minimum lot size requirement for FRL zoning, making the Title 16 exemption consistent with Title 17 zoning code.

The purpose of the conservation lot was pointed out to staff by land division professionals and reinforced by forestry professionals. This exemption streamlines the transferring of conservation lots to

land trusts in public agencies, which are frequently less than the zone but are going into permanent conservation. This mitigates for the potential loss because we are increasing the minimum exemption to 80 acres; it makes conservation exemptions possible for lots less than 20 acres also.

Mr. May presented a PowerPoint that highlighted the specific code changes and defined conservation lots.

Chairman Davis asked for questions from the Planning Commissioners. There were none.

Chairman Davis asked if the public had questions. There were none.

The Chair opened the public hearing at 6:39 p.m. Mr. May asked that his previous comments be entered into the record.

There was no testimony from the public. The public hearing was closed at 6:40 p.m.

Commissioner Mahoney stated the process went well for this issue. There was a lot of public input and the product is good. It will stop the subdivision of less than 80 acres and the conservation lots meet a very real need. He made a motion that the Letter of Transmittal be prepared recommending these changes to the Board of County Commissioners. Commissioner Guenther seconded the motion.

The Commissioners opted to not leave written testimony open since there had been numerous meetings on this subject and new language was incorporated. Chairman Davis called for the vote. The motion passed.

Mr. May thanked Commissioner Mahoney for his comments stating that the more input that is received the better we will have to be to respond to the input.

Commissioner Guenther stated he hoped the BOCC followed the minutes of these meetings and would know of the effort made by staff and the Planning Commission to make this acceptable.

5. Old Business

A. Letter of Transmittal: Flood Damage Prevention Chapter 15.35

Mr. May stated at the last meeting the Planning Commissioners voted to forward the Letter of Transmittal to the BOCC, recommending a better definition of non-residential construction. Rather than specifically defining that, the work that this reflects is based on the International Residential Code (IRC). The way it has been enforced, and the way it will continue to be enforced (non-residential construction) is that if it is something that does not require a permit it will be exempted. Language was added into this section, which Mr. May read. The definition is because the Planning Commissioners requested it and it is consistent with the IRC 105.2. There is a list of 10 items that are exempt.

Chairman Davis asked if there were any questions. Commissioner Guenther asked if the three foot freeboard is gone from the proposed changes. Chairman Davis stated that it had been removed.

Commissioner Brown verified that this is a clarification as to what the regulation requires. Mr. May stated that was correct; he added this clarification into the Flood Code. Commissioner Brown stated

that if he wanted to build a pole barn larger than 200 square feet it would still need to meet all of the flood requirements. Mr. May stated that was correct.

Mr. May had no other comments. The letter of transmittal was distributed to the Commission.

Commissioner Guenther made a motion for Chairman Davis to sign the Letter of Transmittal for Chapter 15.35 and forward it to the Board of County Commissioners. Commissioner Mahoney seconded. The motion carried.

6. New Business

There was no new business.

7. Calendar

The next meeting will be on July 9, 2013. Chairman Davis asked the Commissioners to notify staff if someone could not attend. It will be a public hearing and a quorum is required. He asked Ms. Anderson to send out an email reminder.

8. Good of the Order

There were no comments.

9. Adjourn

Adjournment was at 6:55 p.m.